

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Major Revision to Preliminary Master Plan for Deep Lake PUD  
(Mike Jones Esq., applicant)

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Don Fisher **CONTACT:** Jeff Hopper **EXT** 7431

**Agenda Date** 12/09/03 **Regular** ☐ **Work Session** ☐ **Briefing** ☐  
**Public Hearing – 1:30** ☐ **Public Hearing – 7:00** ☒

**MOTION/RECOMMENDATION:**

1. APPROVE the requested major revision to a PUD Preliminary Master Plan for an 18.66-acre parcel located south of SR 426 and west of Deep Lake Road, per the attached amended development order (Harvey Slayton and Susan Ireland, applicants); or
2. DENY the requested major revision to a PUD Preliminary Master Plan for an 18.66-acre parcel located south of SR 426 and west of Deep Lake Road; or
3. CONTINUE the item to a time and date certain.

District 1 – Maloy

Jeff Hopper-Senior Planner

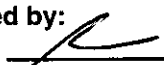
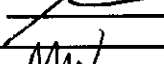
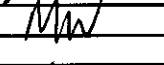
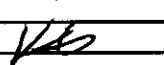


**BACKGROUND:**

The applicant is proposing a major change to the Preliminary Master Plan for Deep Lake PUD, located on 18.66 acres in the Higher Intensity Planned Development (HIP) land use designation. As compared to the original plan, approved in 2002, the requested changes primarily involve the issue of access and an increase in density.

The Board's previous approval required the access to SR 426 to be located along the west edge of the parcel unless the neighboring property owner to the east agreed to a relocation of Deep Lake Road to make use of a planned intersection serving that site. In revising the preliminary plan, the applicant is proposing a temporary access adjacent to the east side of the subject property. Other proposed changes since the first approval include an increase in density from 5.9 to 9.4 units per acre, for a maximum of 100 units. Also, commercial/office land use has been reduced, and the project would share retention facilities with the South Tuskawilla Property PUD, adjacent to the south.

**STAFF RECOMMENDATIONS:**

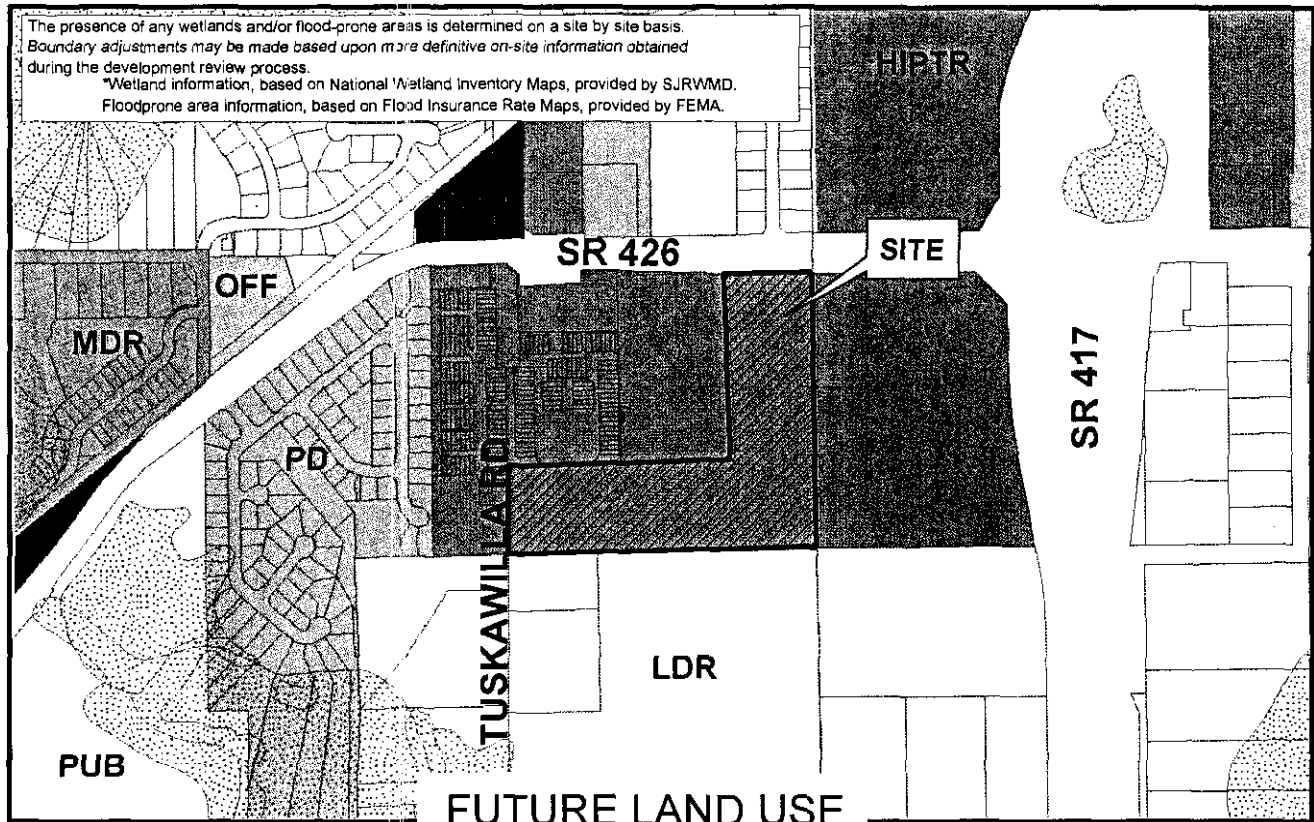
Staff has no objection to the access plan as shown by the applicant. Other proposed revisions are consistent with the Vision 2020 Plan and

Reviewed by:	
Co Atty:	
DFS:	
OTHER:	
DCM:	
CM:	
File No.	<u>ph700pdp06</u>

compatible with surrounding land uses. Staff recommends APPROVAL of the request subject to conditions listed in the attached report.

**PLANNING & ZONING COMMISSION RECOMMENDATIONS:**

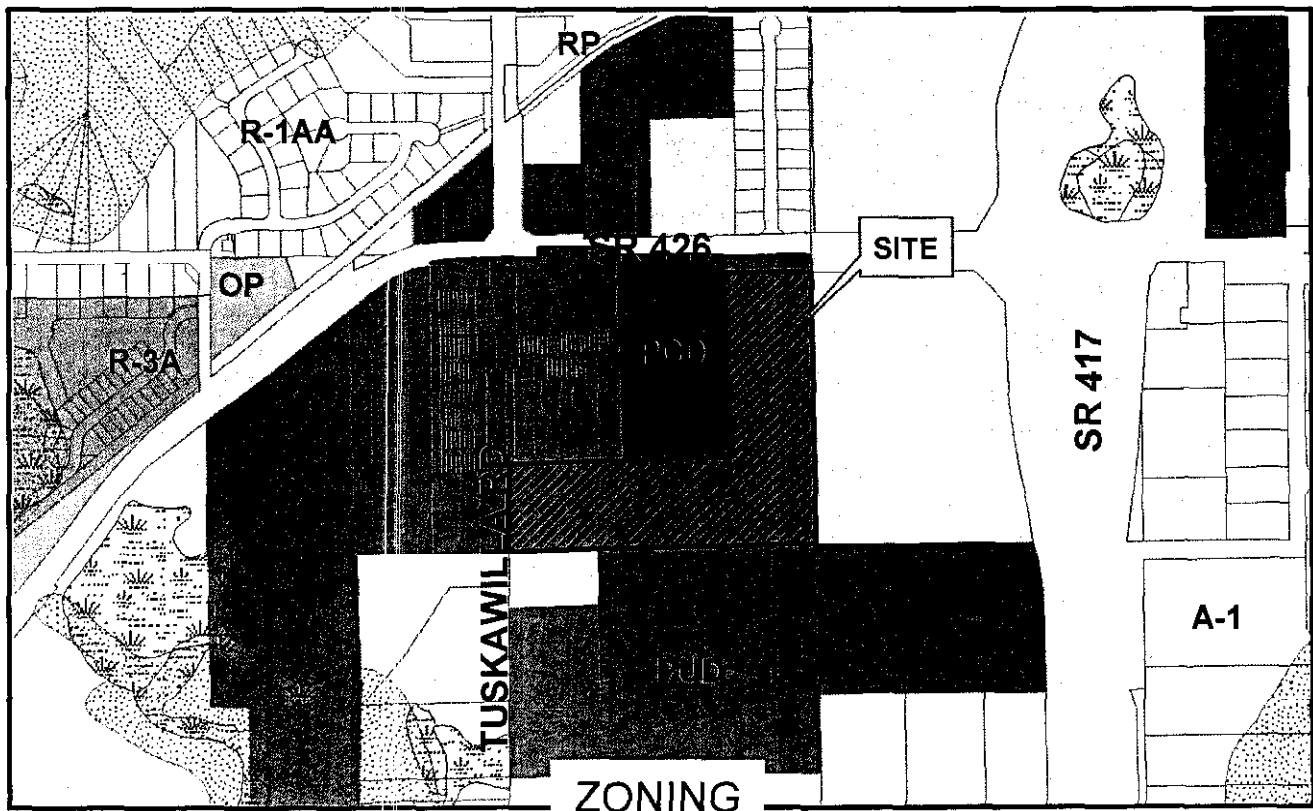
Recommendations of the Planning & Zoning Commission will be presented at the hearing.



Site
  LDR
  MDR
  PD
  OFF
  COM
  HIPTR
  PUB
  CONS

Applicant: Mr. Harvey Slayton & Ms. Susan S. Irelan  
 Physical STR: 36-21-30-300-0250-0000  
 Gross Acres: +/-18 BCC District: 1  
 Existing Use: Vacant  
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2003-049	PUD	PUD



Site
  R-1AA
  RP
  OP
  PUD
  A-1
  PCD
  FP-1
  W-1



Rezone No: Z2003-049

From: PUD To: PUD

 Parcel

 Subject Property



February 1999 Color Aerials



## DEEP LAKE PUD

REQUEST INFORMATION		
APPLICANT	Mike Jones, Esq.	
PROPERTY OWNER	Harvey Slayton and Susan S. Irelan	
REQUEST	Major Modification to PUD Preliminary Master Plan	
HEARING DATE (S)	P&Z: December 3, 2003	BCC: December 9 , 2003
PARCEL NUMBER	36-21-30-300-0250-0000	
LOCATION	South of SR 426 and east of S. Tuskawilla Road	
FUTURE LAND USE	High Intensity Planned Development (HIP)	
FILE NUMBER	Z2003-049	
COMMISSION DISTRICT	District 1 (Maloy)	

### OVERVIEW

**Zoning Request:** The applicant is proposing a major revision to the Preliminary Master Plan for Deep Lake PUD, approved in April 2002 and located on 18.66 acres in the Higher Intensity Planned Development (HIP) future land use designation. As compared to the original plan, the requested change involves additional residential units, a slight reduction in office-commercial land area, relocation of retention to an off-site facility, and a change in access.

Proposed changes since the first approval include an increase in the number of dwelling units from 65 to a maximum of 100, for a net density increase from 5.9 to 9.4 units per acre. Also, commercial/office land use has been reduced from 4.41 acres to 3.44 acres. Another significant change is the removal of a 1.65 acre dry retention/open space tract. Retention for Deep Lake PUD would be provided on the site of the South Tuskawilla Property PUD to the south, an adjoining single-family project with the same developer.

Open space is another required feature of the development that may ultimately be shared with the South Tuskawilla Property PUD. In a detailed site layout currently being considered by the developer, the amount of "usable" common open space, as applicable to PUDs, is somewhat less than the 25 percent required by the Code. However, technical issues related to open space can be addressed in the Final Master Plan review process; only the overall concepts of the project, such as density and access, are requested for approval at this time. Any open space deficit in the final design for Deep Lake would likely be offset by open space created within the South Tuskawilla project. This would be accomplished by combining the two developments under one Final Master Plan.

In revising the preliminary plan, the applicant is proposing a temporary main access to SR 426 lying at the east edge of the subject property. In the future, the access would be moved farther to the east, tying into a planned intersection already approved by the Florida Department of Transportation (FDOT) on the neighboring Clayton property. Such an arrangement would be subject to approval by the Claytons. If unable to obtain this agreement, the applicant would install an unsignalized right-in/right-out intersection

on the west side of the subject property. These access alternatives are consistent with the Board's original approval of April 2002.

On November 26, Staff and the applicant met with representatives of the Florida Department of Transportation (FDOT) to clarify the state agency's position on the access issue. FDOT has indicated that the access proposed on the current plan is acceptable on a temporary basis. However, upon development of the neighboring Clayton property, or the opposite property on the north side of SR 426 (either of which would require installation of the signalized intersection), the temporary access would be closed. In its place, Deep Lake would utilize the signalized intersection through an agreement with the Claytons. If such an agreement cannot be reached, the only access to the development would be through the right-in/right-out intersection on the west side of the property.

*As a complicating factor, the existing alignment of Deep Lake Road, which would now be designated as a "temporary" access for the new development, is a 14-foot easement which serves several additional properties situated approximately 600 feet south of Deep Lake PUD. The applicant would not have the ability to close this access to the easement holders without their consent. Therefore, under certain circumstances, there ultimately could be three closely spaced access points in the vicinity of the new development – the limited-use intersection on the west side of the Deep Lake site, the existing Deep Lake Road alignment, and the signalized intersection serving the Clayton property. These accesses would all connect with SR 426 within a space of about 500 feet.*

This scenario, and the issues it raises about traffic safety in the area, is also a possibility under the existing PUD approval for 65 dwelling units. From a safety standpoint, it is preferable that the middle access, the existing easement, be vacated and closed. The affected property owners would then use the signalized intersection planned by FDOT and/or the limited-use access on the west side of Deep Lake PUD. If the applicant cannot obtain easement releases from the affected property owners, then the easement should be returned to its unpaved, pre-development condition as a requirement for Final Master Plan approval.

Staff recognizes and wishes to inform the Board that if the access conditions for Deep Lake PUD are amended, then the Development Order for the South Tuskawilla PUD must be amended to reflect any changes since the projects will be sharing access. The South Tuskawilla PUD is directly south of Deep Lake PUD and is approved for a maximum of 4 dwelling units per acre. Both PUD projects will be sharing the same access, so the access requirements for each should be identical. The South Tuskawilla PUD access requirements could be modified at the time of Final PUD master plan approval.

While certain design aspects of the project have yet to be finalized, the applicant has supplied staff with the following additional points of information:

- All units will have 3 bedrooms and 2 baths, as a minimum, and will range in size from 1,405 to 2,215 square feet of living area.
- All units will be 2-story townhomes to be sold fee-simple.
- Front walls will be staggered to create architectural relief.
- All units will include a 2-car garage.
- Supplemental guest parking will be provided.
- A 50-foot buffer will be provided adjacent to the Saliga property on the southwest corner of the site (the previous approval required 40').
- Along the boundary between residential and commercial use at the northeast corner of the site, there would be 10-foot buffers on each side of the line, with commercial structures subject to a 54-foot setback from the residential property line.

This application is the third request to amend the PUD. The following table compares the current proposal with the original approval and the two subsequent proposals considered in the fall of 2002:

	<b>Approved Preliminary MasterPlan</b>	<b>Proposed Revision 9/02</b>	<b>Proposed Revision 11/02</b>	<b>Proposed Revision 12/03</b>
Number of townhouse units	65	180	133	100
Residential density (gross)	5.9 units/acre	13 units/acre	9.5 units/acre	7.0 units/acre
Residential density (net)	8.2 units/acre*	17.0 units/acre	12.7 units/acre	9.4 units/acre
Typical townhouse lot size	30' x 78'	18.5' x 53'	20' x 52'	30' x 100'
Residential Parking	individual garages	common parking lots	individual garages	individual garages
Commercial/office property	4.41 acres	3.15 acres	3.92 acres	3.44 acres
Recreational facilities	tennis court, pool	"sport court"	tennis court, tot lot, pool, passive recreation area	pool/spa, tot lot, cabana
Retention facilities	landscaped retention areas	off-site retention	off-site retention	off-site retention
Setbacks/buffers	40-foot setback on south adjacent to Saliga property	no change	additional 20' on south adjacent to Saliga property	no reduction, additional 10' setback on south adjacent to Saliga property

\*estimate

**Existing Land Uses:** The existing zoning designations and land uses are as follows:

	<b>Existing Zoning</b>	<b>Future Land Use</b>	<b>Existing Use</b>
<b>North</b>	PUD, PCD, R-1AA	Higher Intensity Planned Development and Low Density	SF residential, church



	Existing Zoning	Future Land Use	Existing Use
		Residential	
South	PUD	Low Density Residential	vacant
East	A-1	Higher Intensity Planned Development	vacant
West	PUD, PCD	Higher Intensity Planned Development	Mini-storage and townhouse residential

For more detailed information regarding zoning and land use, please refer to the attached map.

## **SITE ANALYSIS**

### **Facilities and Services:**

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified.
2. The proposed zoning is consistent with the adopted future land use designation assigned to the property, and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan.
3. Water and sewer service will be provided by Seminole County.

**Compliance with Environmental Regulations:** The project must comply with the requirements of the W-1 Wetlands Overlay District. An undisturbed wetland buffer averaging 25' and not less than 15' is required landward of the wetland limits.

**Compatibility with surrounding development:** Currently, the surrounding properties have Low Density Residential and Higher Intensity Planned Development future land use designations. The approved Planned Unit Development, together with proposed changes, is compatible with adjacent land use designations.

## **PLANNING & ZONING COMMISSION RECOMMENDATIONS:**

Recommendations of the Planning & Zoning Commission will be presented at the hearing.

## **STAFF RECOMMENDATIONS:**

Staff has no objections to the access plan as shown by the applicant, which will require a separate approval from the Florida Department of Transportation.

Other revisions being proposed at this time are consistent with the Vision 2020 Plan and compatible with surrounding land uses. Subject to compliance with Code requirements related to open space, drainage and other development standards, the proposed alterations to the Preliminary Master Plan are reasonable and appropriate to the area.

Staff recommends **APPROVAL** of the requested modifications to the Preliminary Master Plan, subject to the following:

- a. The developer must obtain approval from the Florida Department of Transportation for the proposed temporary access as shown on the amended Preliminary Master Plan or, in the absence of such approval, the developer must do one of the following:
  - (1) Execute and maintain an agreement with the property owner to the east regarding a joint access road to SR 426. Said agreement shall include, but not be limited to, the following issues:
    - Provision of utilities such as water and sewer specifying location, sizes and capacity to serve on each side of the joint access road.
    - Aligning the joint access road with the proposed driveway for the development on the north side of SR 426 (Greenway Center North).
    - Specifying driveway locations along the joint access road for development on both sides.
  - (2) Provide a right-in/right-out full-service access to the development at the west edge of the subject property.
- b. Covenants and marketing materials for the development shall clearly depict the project entrance on the existing Deep Lake Road alignment as "temporary."
- c. In the event that condition a(1) above is not met **and** the Clayton property directly east of Deep Lake PUD or the Clayton property on the north side of SR 426 (Greenway Center North) obtains site plan approval and FDOT permits to install a signalized intersection east of Deep Lake PUD, the temporary access must be closed and the western driveway access on SR 426 must be utilized as the main entrance for Deep Lake PUD. Said western access shall be restricted to right turn movements only. When use of the temporary project entrance on Deep Lake Road is discontinued, the developer shall vacate the existing easement if possible. If the necessary release of easements cannot be obtained from the affected property owners, the developer shall restore the road to its 14-foot, unpaved pre-development condition. In this case, the Deep Lake PUD traffic shall not be permitted to utilize the 14-foot access easement.
- d. Prior to Final Engineering Approval, the Owner and County staff shall assess the feasibility of utilizing traffic-calming devices along Deep Lake Road.
- e. The developer shall reserve a corridor across the commercial properties for possible use as a road entrance to the development.
- f. Prior to receiving site construction permits for any portion of Deep Lake PUD, the developer shall post a bond for construction of the west entrance, and restoration of Deep Lake Road to its pre-development condition, if necessary.
- g. Residential density shall not exceed 9.4 units per net buildable acre, as defined in the Seminole County Land Development Code, or 100 dwelling units, whichever is greater.
- h. Landscaping and lighting shall be consistent with the standards of the Lake Mary Boulevard Overlay Ordinance, except that lighting height shall be limited to 16 feet.

- i. There shall be a 50-foot setback and a 6-foot masonry wall provided along the common property line with the following described parcel:

SEC 36 TWP 21S RGE 30E W 375 FT OF N 250 FT OF SE 1/4 OF SE 1/4

- j. The owner shall install hedges on the east side of Tuskawilla Road where it abuts the project.
- k. Within the buffer between townhomes and South Tuskawilla Road, the Owner shall install four 3" caliper oak trees per 100 linear feet, and understory trees at 10 foot intervals.
- l. Tracts I and J are approved for permitted and special exception uses within the C-2 zoning district, with the exception of off-site signage (billboards), mechanical garages, paint and body shops, contractor's equipment storage yard, drive-in theaters, and adult entertainment establishments.
- m. Tract K is approved for townhouse use, customary accessory uses, and recreation and open space amenities located in common areas of the development site.
- n. The Owner shall provide recreational amenities as shown on the Preliminary PUD Master Plan.
- o. A landscape buffer shall be provided as follows between Tract J and Tract K:
  - (1) The width of the buffer shall be 10 feet on Tract J and 10 feet on Tract K.
  - (2) Commercial buildings on Tract J shall be subject to a minimum setback requirement of 54 feet from the Tract K boundary.
  - (3) A 6-foot brick or masonry wall shall be provided along the common property line.
  - (4) The buffer on the south (residential) side of the required wall shall be planted with at least 4 canopy trees per 100 linear feet.

## **SEMINOLE COUNTY AMENDED DEVELOPMENT ORDER**

On December 9, 2003, Seminole County issued this Development Order relating to and touching and concerning the following described property:

### **LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

### **FINDINGS OF FACT**

**Property Owners:** SUSAN S. IRELAN  
HARVEY SLAYTON

**Project Name:** DEEP LAKE PUD

**Requested Development Approval:** MAJOR REVISION TO PUD PRELIMINARY  
MASTER PLAN

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Jeff Hopper  
1101 East First Street  
Sanford, Florida 32771

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for a major revision to the Deep Lake PUD Preliminary Master Plan is **GRANTED**.

(2) The Deep Lake PUD Preliminary Master Plan is hereby amended as follows:

- (A) The developer must obtain approval from the Florida Department of Transportation for the proposed temporary access as shown on the amended Preliminary Master Plan or, in the absence of such approval, the developer must do one of the following:
1. Execute and maintain an agreement with the property owner to the east regarding a joint access road to SR 426. Said agreement shall include, but not be limited to, the following issues:
    - Provision of utilities such as water and sewer specifying location, sizes and capacity to serve on each side of the joint access road.
    - Aligning the joint access road with the proposed driveway for the development on the north side of SR 426 (Greenway Center North).
    - Specifying driveway locations along the joint access road for development on both sides.
  2. Provide a right-in/right-out full-service access to the development at the west edge of the subject property.
- (B) Covenants and marketing materials for the development shall clearly depict the project entrance on the existing Deep Lake Road alignment as "temporary."
- (C) In the event that condition a(1) above is not met **and** the Clayton property directly east of Deep Lake PUD or the Clayton property on the north side of SR 426 (Greenway Center North) obtains site plan approval and FDOT permits to install a signalized intersection east of Deep Lake PUD, the temporary access must be closed and the western driveway access on SR 426 must be utilized as the main entrance for Deep Lake PUD. Said western access shall be restricted to right turn movements only. When use of the temporary project entrance on Deep Lake Road is discontinued, the developer shall vacate the existing easement if possible. If the necessary release of easements cannot be obtained from the affected property owners, the developer shall restore the road to its 14-foot, unpaved pre-development condition. In this case, the Deep Lake PUD traffic shall not be permitted to utilize the 14-foot access easement.
- (D) When use of the temporary project entrance on Deep Lake Road is discontinued, the developer shall vacate the existing easement if possible. If the necessary release of easements cannot be obtained from the affected property owners, the developer shall restore the road to its 14-foot, unpaved pre-development condition.
- (E) Prior to Final Engineering Approval, the Owner and County staff shall assess the feasibility of utilizing traffic-calming devices along Deep Lake Road.

**FILE NO. - Z2003-049****DEVELOPMENT ORDER # 3-21700007**

- (F) The developer shall reserve a corridor across the commercial properties for possible use as a road entrance to the development.
- (G) Prior to receiving site construction permits, the developer shall post a bond for construction of the west entrance, and restoration of Deep Lake Road to its pre-development condition, if necessary.
- (H) Residential density shall not exceed 9.4 units per net buildable acre, as defined in the Seminole County Land Development Code, or 100 dwelling units, whichever is greater.
- (I) Landscaping and lighting shall be consistent with the standards of the Lake Mary Boulevard Overlay Ordinance, except that lighting height shall be limited to 16 feet.
- (J) There shall be a 50-foot setback and a 6-foot masonry wall provided along the common property line with the following described parcel:

SEC 36 TWP 21S RGE 30E W 375 FT OF N 250 FT OF SE 1/4 OF SE 1/4

- (K) The owner shall install hedges on the east side of Tuskawilla Road where it abuts the project.
- (L) Within the buffer between townhomes and South Tuskawilla Road, the Owner shall install four 3" caliper oak trees per 100 linear feet, and understory trees at 10 foot intervals.
- (M) Tracts I and J are approved for permitted and special exception uses within the C-2 zoning district, with the exception of off-site signage (billboards), mechanical garages, paint and body shops, contractor's equipment storage yard, drive-in theaters, and adult entertainment establishments.
- (N) Tract K is approved for townhouse use, customary accessory uses, and recreation and open space amenities located in common areas of the development site.
- (O) The Owner shall provide recreational amenities as shown on the Preliminary PUD Master Plan.
- (P) A landscape buffer shall be provided as follows between Tract J and Tract K:
  - 1. The width of the buffer shall be 10 feet on Tract J and 10 feet on Tract K.
  - 2. Commercial buildings on Tract J shall be subject to a minimum setback requirement of 54 feet from the Tract K boundary.
  - 3. A 6-foot brick or masonry wall shall be provided along the common property line.
  - 4. The buffer on the south (residential) side of the required wall shall be planted with at least 4 canopy trees per 100 linear feet.

(3) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

**FILE NO. - Z2003-049**

**DEVELOPMENT ORDER # 3-21700007**

(4) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

**Done and Ordered on the date first above.**

By: \_\_\_\_\_  
Daryl G. McLain, Chairman  
Board of County Commissioners

**OWNER'S CONSENT AND COVENANT**

**COMES NOW**, Susan Irelan, the owner of the aforescribed property in this Development Order, on behalf of herself and her heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
SUSAN S. IRELAN

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA     )**

**COUNTY OF SEMINOLE   )**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Susan S. Irelan who is personally known to me or who has produced \_\_\_\_\_ as identification and who did execute the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:



**OWNER'S CONSENT AND COVENANT**

**COMES NOW**, Harvey Slayton, the owner of the aforescribed property in this Development Order, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
HARVEY SLAYTON

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

STATE OF FLORIDA     )

)

COUNTY OF SEMINOLE )

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Harvey Slayton who is personally known to me or who has produced \_\_\_\_\_ as identification and who did execute the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

## EXHIBIT A

### LEGAL DESCRIPTION

The Northeast Quarter of the Southeast Quarter of Section 36, Township 21 South, Range 30 East, Seminole County, Florida, less and Except the Following two parcels of land:

The West 155.5 yards (466.50 feet) of the West 311 yards (933.00 feet) of the North 311 yards (933.00 feet) of the Northeast Quarter of the Southeast Quarter of Section 36, Township 21 South, Range 30 East, Seminole County, Florida.

AND

The East 155.5 yards ( 466.50 feet) of the West 311 yards (933.00 feet) of the North 311 yards (933.00 feet) of the Northeast Quarter of the Southeast Quarter of Section 36, Township 21 South, Range 30 East, Seminole County, Florida.

Further less and except that part taken by Seminole County Expressway Authority by Stipulated Final Judgment recorded February 16, 1993, in Official Records Book 2545, Page 1319, Public Records of *Seminole County, Florida, described as:*

That part of the Southeast 1/4 of Section 36, Township 21 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 36; thence run South 00°34'41" East along the East line of said Southeast 1/4 a distance of 25.59 feet for a POINT OF BEGINNING; said point being on the South right of way line of State Road 426 (Aloma Avenue) as shown on State Road Right of Way Map Section 770060-2501, said point also being 25.00 feet South of, when measured perpendicularly from the centerline of S.R. 426; thence continue South 00°34'41" East a distance of 95.01 feet; thence departing said East line of the Southeast 1/4 run South 89°14'17" West a distance of 188.50 feet; thence run North 88°11'07" West a distance of 202.18 feet to a point on a line 933.00 feet east of, when measured perpendicularly from the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence run North 00°41'00" West parallel with said West line a distance of 85.91 feet to the aforementioned South right of way line; thence North 89°14'17" East along said right of way line a distance of 390.67 feet to the POINT OF BEGINNING.